



SITH NIS, GRANDTULLY, ABERFELDY, PH15 2EG
OFFERS OVER £530,000

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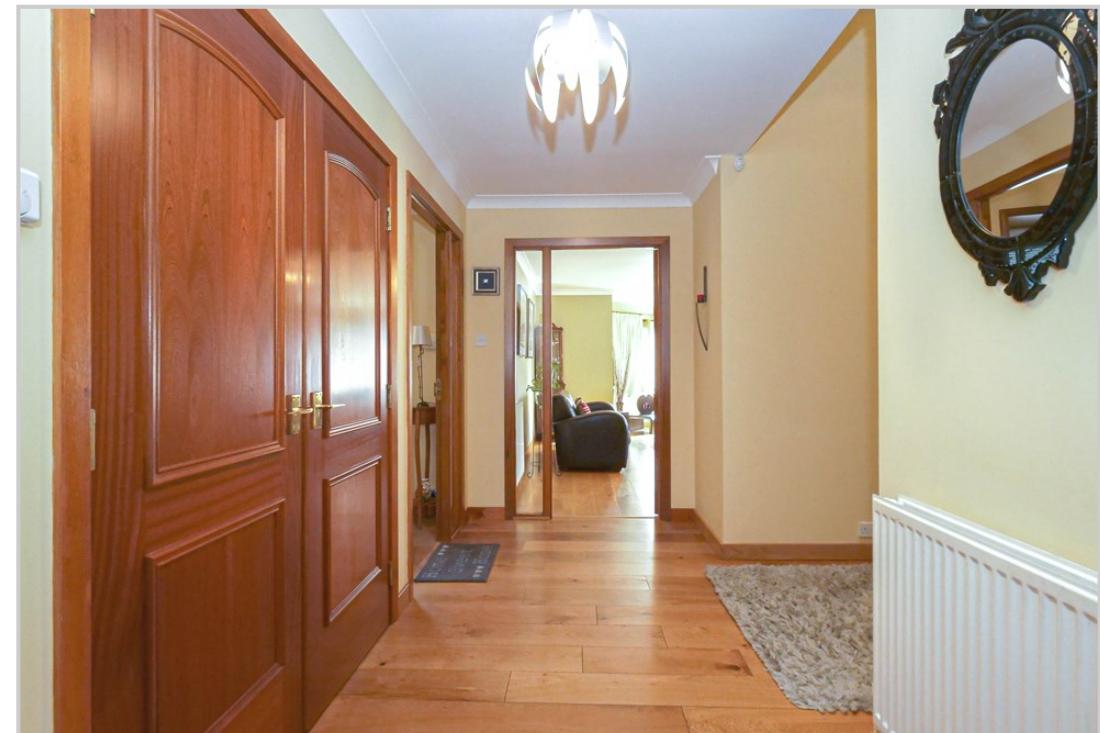
Irving Geddes are delighted to offer for sale this substantial five bedroom villa situated between Aberfeldy and Grandtully. An exceptional family home extended by the current owners, to create an upper floor & stunning dining kitchen/family room. Set within c.0.75 acres, the property enjoys a fantastic outlook over open countryside to the hills between Grandtully and Loch Tummel, with the notable peak of Farragon Hill at the centre.

The property is located 3 miles to the west of Aberfeldy which provides a good range of shops and services. The charming village of Grandtully is some 2 miles east, with the town of Pitlochry 11 miles to the north east. Pitlochry has a mainline railway station, with the city of Perth 28 miles to the south.

The flexible accommodation is beautifully presented and comprises on the ground floor; VESTIBULE, HALL, LOUNGE, DINING KITCHEN/FAMILY ROOM, STUDY AREA, UTILITY ROOM, 3 DOUBLE BEDROOMS (master EN-SUITE SHOWER ROOM) and FAMILY BATHROOM. There is a substantial UPPER LANDING and 2 further DOUBLE BEDROOMS on the upper floor, along with a further PUBLIC ROOM and BATHROOM. The property is warmed by gas fired central heating, is double glazed throughout and has a wood-burning stove in the family room.

The beautiful garden grounds are laid mainly to lawn with an attractive dry stone wall bordering. There is ample private parking to the side, leading to a double garage (auto roller doors). Areas of lawn to the front with mature planted bed. A further large area of lawn to the side and rear, which enjoys a beautiful open outlook. In addition to the garage, there is a summerhouse & substantial timber workshop/store. Paved patios, adjacent to the kitchen extension & summerhouse. Access immediately to the rear, leads through a field, joining a section of 'The Rob Roy Way' to Grandtully on a former railway branch line, running alongside the River Tay.

Sith Nis is a home of rare quality and one likely to be a welcome addition to the market. Early viewing is strongly advised, and by appointment through Irving Geddes 01887 822 722.









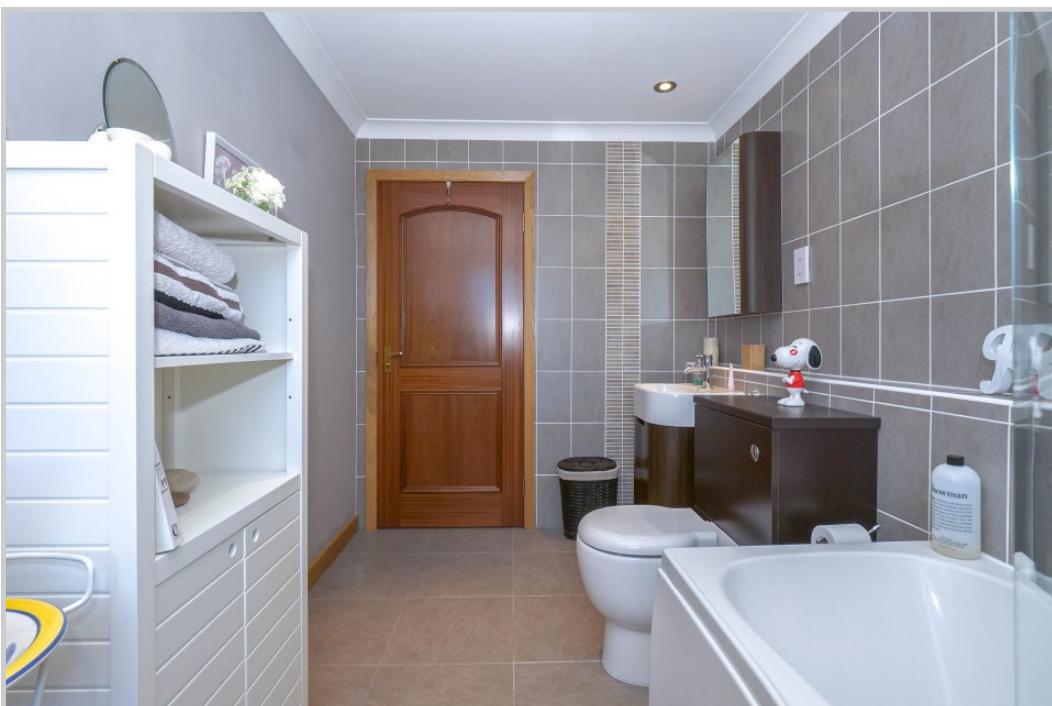








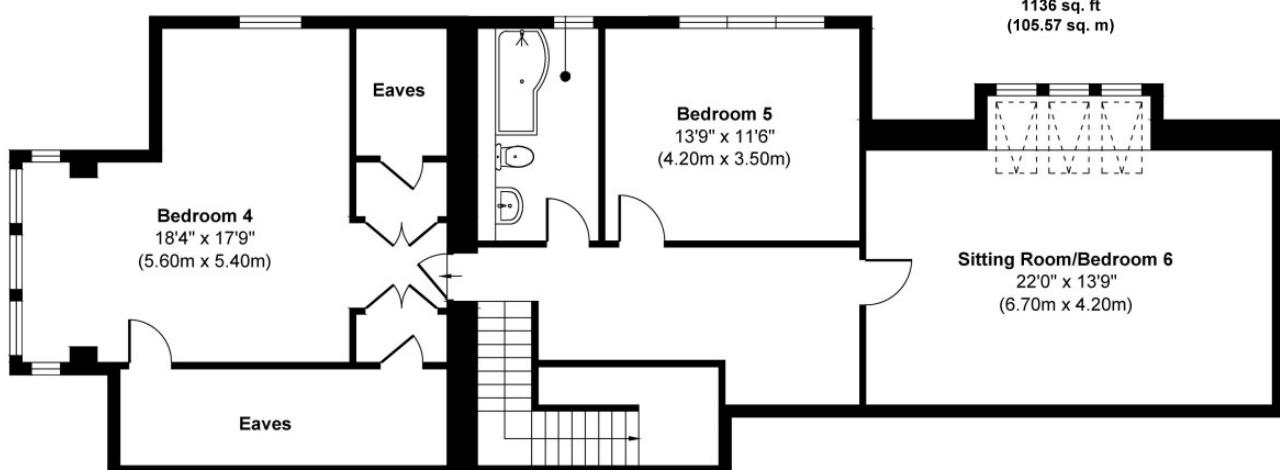
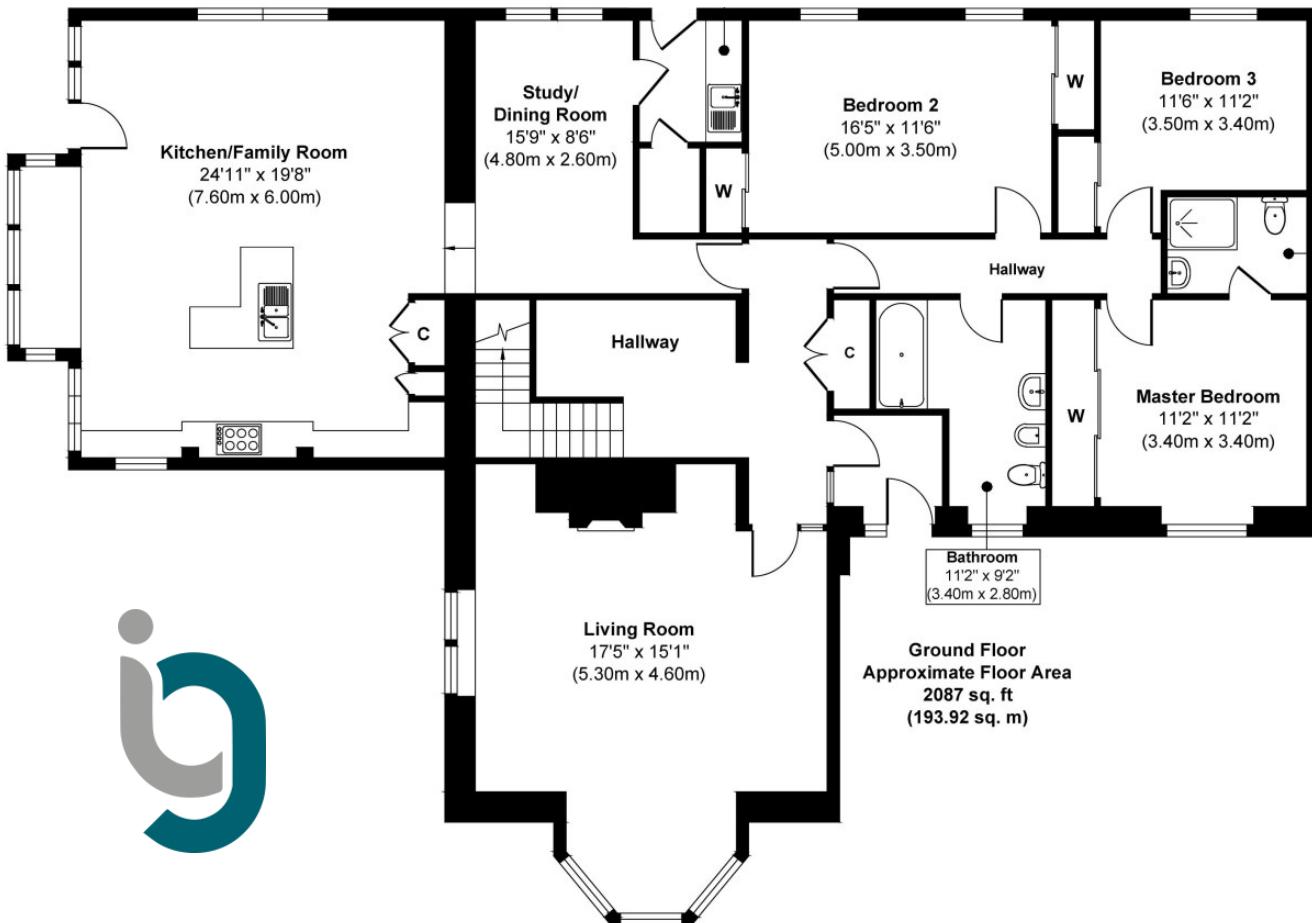




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







Directions From the A9 at Ballinluig take the A827, signposted Aberfeldy. Proceed along this road for approx. 5mls, passing through the village of Grandtully. Continue for approximately 1.5mls passing Grandtully Castle on the left hand side, Sith Nis located on the right, after the next bend.

Energy Performance Rated 'C' for efficiency.

Video Walkthrough <https://youtu.be/nHkt2yMoEPw>



IrvingGeddes

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